

United States Courts  
Southern District of Texas  
FILED

MAR 23 2023

Nathan Ochsner, Clerk of Court

☒ Check if this is an amended filing

Fill in this information to identify the case:

United States Bankruptcy Court for the:

District of

(State)

Case number (if known):

23-30999-H4-11

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name

Daniel Drot's Estate

(originally filed :  
case 23-30969)  
3/21/2023

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and doing business as names

Boulevard Properties Corporation  
Kemah Development TX, LP  
Kemah Development, LLC  
DROT FAMILY TRUST  
A111 / A112 PI / Kemah STB - consolidated

→ ORIGINAL filed under Kemah Development LLC

3. Debtor's federal Employer Identification Number (EIN)

86-6774120

(26-0815310)

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

1412 NORTH BLVD

Number Street

Number Street

HOUSTON

TX 77006

City State ZIP Code

P.O. Box

City State ZIP Code

HARRIS

County

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

5. Debtor's website (URL)

American International Industries, Inc.  
American International TX Properties, Inc.  
Kernah 518, Inc.

Debtor

Name

Case number (if known)

## 6. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☒ Other. Specify: ESTATE includes case 23-30969

## 7. Describe debtor's business

## A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

## B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

## 8. Under which chapter of the Bankruptcy Code is the debtor filing?

## Check one:

- ☐ Chapter 7  
☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition. (
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

*Estate includes partnership and corporations that needs reorganization paying shareholders etc.*

*Final settlement signed under a threat of a receiver will be by attorneys (not correctly done) to deplete the estate of liquid assets. I am very concerned.*

Debtor

Name

Case number (if known)

## 9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No☐ Yes.

District

When

Case number

MM / DD / YYYY

If more than 2 cases, attach a separate list.

District

When

Case number

MM / DD / YYYY

## 10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☒ No☐ Yes.

Debtor

Relationship

District

When

MM / DD / YYYY

List all cases. If more than 1, attach a separate list.

Case number, if known

## 11. Why is the case filed in this district?

Check all that apply:

☒

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

2

☐

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

(26-0815310)

## 12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☐ No☒ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

## Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☒ Other

tax liability / beneficiaries have interest in homestead

Where is the property? 1412 NORTH BLVD, HOUSTON, TX 77006

Number

Street

other properties are under partnership &amp; corp.

City

State ZIP Code

## Is the property insured?

☐ No☒ Yes. Insurance agency

Contact name

Phone

< Needs Homestead Insurance >  
State Farm - rental only

Bailey Hearn

281-379-6611

Statistical and administrative information

Debtor

Name

Case number (if known)

## 13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.  
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

## 14. Estimated number of creditors

- ☒ 1-49 *shareholders* ☐ 1,000-5,000 ☐ 25,001-50,000  
☒ 50-99 ☐ 5,001-10,000 ☐ 50,001-100,000  
☐ 100-199 ☐ 10,001-25,000 ☐ More than 100,000  
☐ 200-999

## 15. Estimated assets

*only if included corp. and partnership*

- ☐ \$0-\$50,000 ☐ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion  
☐ \$50,001-\$100,000 ☒ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion  
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion  
☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

## 16. Estimated liabilities

- ☐ \$0-\$50,000 ☒ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion  
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion  
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion  
☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

## Request for Relief, Declaration, and Signatures

**WARNING** — Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

## 17. Declaration and signature of authorized representative of debtor

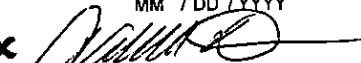
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 3 21 2023  
MM / DD / YYYY

*X* 

Signature of authorized representative of debtor

GABRIELA DROR

Printed name

Title

*Ind. exec. of the Estate  
CP and member  
and President of Corp.*

Debtor \_\_\_\_\_ Case number (if known) \_\_\_\_\_  
Name

**18. Signature of attorney**

**X**

\_\_\_\_\_  
 Signature of attorney for debtor Date \_\_\_\_\_  
MM / DD / YYYY

\_\_\_\_\_  
 Printed name

\_\_\_\_\_  
 Firm name

\_\_\_\_\_  
 Number Street

\_\_\_\_\_  
 City State ZIP Code

\_\_\_\_\_  
 Contact phone Email address

\_\_\_\_\_  
 Bar number State